

Preliminary land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: **Holiday Park**

2. Location: **Route 1 North of 5 Points, Lewes, DE**

3. Parcel Identification #: **Map 3-34-5, pg. 95 & 137**

4. County or Local Jurisdiction Name: **Sussex**

5. Owner's Name: **Holiday Park, LLC**

Address: **75 West Baltimore Pike**

City: **Media**

State: **PA**

Zip: **19063**

Phone: **610-459-1442**

Fax: **610-459-0778**

Email: **ruggjoseph@msn.com**

6. Applicant's Name: **Ruggiero Development Group, LLC**

Address: **75 West Baltimore Pike**

City: **Media**

State: **PA**

Zip: **19063**

Phone: **610-459-1442**

Fax: **610-459-0778**

Email: **ruggjoseph@msn.com**

7. Engineer/Surveyor Name: **Davis, Bowen & Friedel, Inc.**

Address: **One Plaza East, Suite 200**

City: **Salisbury**

State: **MD**

Zip: **21801**

Phone: **410-543-9091**

Fax: **410-543-4172**

Email: **ggf@dbfinc.com**

8. Please Designate a Contact Person, including phone number, for this Project: **Sharra Mercer (610-459-1442)**

Information Regarding Site:	
9. Area of Project(Acres +/-): 14.78	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input checked="" type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A – no prior submission	
12. Present Zoning: C-1	13. Proposed Zoning: C-1
14. Present Use: Mobile Home Park	15. Proposed Use: Condominiums & Retail
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances: None known	
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input type="checkbox"/> Sussex <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input checked="" type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities What is the estimated water demand for this project? 53,000 gpd How will this demand be met? Public utility	
19. Wastewater: Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Sussex County	
20. If a site plan please indicate gross floor area: 15,000 SF commercial; 293,000 SF residential – Total (3 stories)	
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use N/A – no subdivision	
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: 12/AC Net Density 12/AC Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following:

Number of renter-occupied units:

Number of owner-occupied units: **176**

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☒ Second home buyer – if checked, how many units **176**

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces:

194,700

Square Feet:

Proposed Use: % of Impervious Surfaces:

398,600

Square Feet:

25. What are the environmental impacts this project will have?

How much forest land is presently on-site? **none** How much forest land will be removed? **no forest present**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☒ No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☒ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☒ No

Are the wetlands: ☐ Tidal Acres **none**

☐ Non-tidal Acres **none**

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☒ No

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☒ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☒ No

If yes, please list name:

30. List the proposed method(s) of stormwater management for the site: **stormwater retention, bioswales & infiltration trenches**

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): **DeIDOT storm drain system or overland sheet flow**

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☒ No

31. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? **5.49 Acres 239,000 Square Feet**

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? **active recreation – amenity area; stormwater ponds, passive recreation**

Where is the open space located? **passive open space – lawn areas between building clusters**

Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes ☒ No

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☒ No If "Yes," what are they?

33. Is any developer funding for infrastructure improvement anticipated? ☒ Yes ☐ No If "Yes," what are they? **sewer upgrades and Route 1 entrance upgrades**

34. Are any environmental mitigation measures included or anticipated with this project? ☒ Yes ☐ No

Acres on-site that will be permanently protected **N/A systems are part of BMP's**

Acres on-site that will be restored **N/A – none exist**

Acres of required wetland mitigation **N/A – none exist**

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed **sediment control and BMP's will be utilized to minimize run-off and nutrients to coastal waters**

Buffers from wetlands, streams, lakes, and other natural water bodies **N/A – none exist**

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☒ Yes ☐ No
Landing areas for geese are minimized to ponds and limited habitat or feed will be considered.

36. Will this project generate additional traffic? ☒ Yes ☐ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season **currently 996 ADT, proposed 1696 ADT**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **1%**

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. **Route 1 – eastbound only by rights in and rights out; 2-12 ft. lanes and 12 ft. shoulder and connection to Ward Avenue leading to Route 9.**

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? ☐ Yes ☒ No

39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. **Agreement made with DelDOT for internal connection to westerly property.**

40. Are there existing or proposed sidewalks? ☒ Yes ☐ No; bike paths ☐ Yes ☐ No

Is there an opportunity to connect to a larger bike/pedestrian network? ☒ Yes ☐ No **Route 1 frontage**

41. Is this site in the vicinity of any known historic/cultural resources or sites ☐ Yes ☒ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ☒ No **fully disturbed site**

Will this project affect, physically or visually, any historic or cultural resources? ☐ Yes ☒ No

If "Yes," please indicate what will be affected (Check all that apply)

☐ Buildings/Structures (house, barn, bridge, etc.)

☐ Sites (archaeological)

☐ Cemetery

Would you be open to a site evaluation by the State Historic Preservation Office? ☒ Yes ☐ No without cost

42. Are any federal permits, licensing, or funding anticipated? ☐ Yes ☒ No

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?

☐ Yes ☒ No

If yes, please List them: **domestic waste only**

44. Please make note of the time-line for this project: **construction schedules for Spring, 2005.**

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

Signature of property owner or contract buyer

Date

Signature of Person completing form
(If different than property owner)

Date

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

Preliminary Land Use Service (PLUS)

Holiday Park
2004-06-15

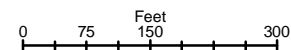
NOTES:
P
P1: VERTICAL DATUM IS NAVD 88 BASED ON NGS BM "GPS S5", ELEV. 39.32'.
P
P2: HORIZONTAL DATUM IS SPC DE NAD 83 (1991) BASED ON NGS BM "GPS S1", N 281.814.018', E 737.237.387'.

LAND UTILIZATION SUMMARY

Map to p. 4, Parcel #6 & 107
Developer: Holiday Park LLC
Owner: Holiday Park LLC
Project: Holiday Park
Location: P.O. Box 1000
Lewes, DE 19658

Total Land Area:	14.79 Acres
Non-Development Area:	14.79 Acres
Impervious:	2,000 Sq. Ft.
Proposed Residential Multi-Family Units:	176 Units
Grass Density:	11.81 Units/Acre
Proposed Office or Commercial:	15,000 S.F.
Maximum Height for all structures:	40'
Minimum Setback for all Structures:	
Front:	40'
Side:	10'
Back:	10'
Setback Density:	0.1
Planning Review:	400' Setback
Planning Review:	400' Setback

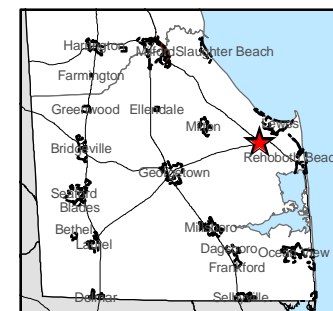
NOTE: This site plan is derived from selected portions of CAD drawing data provided by the applicant as a DWG file. It is intended only to indicate the general layout of the proposed project.



1:2,718




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www.state.de.us/planning







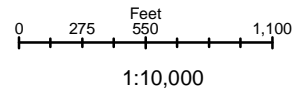
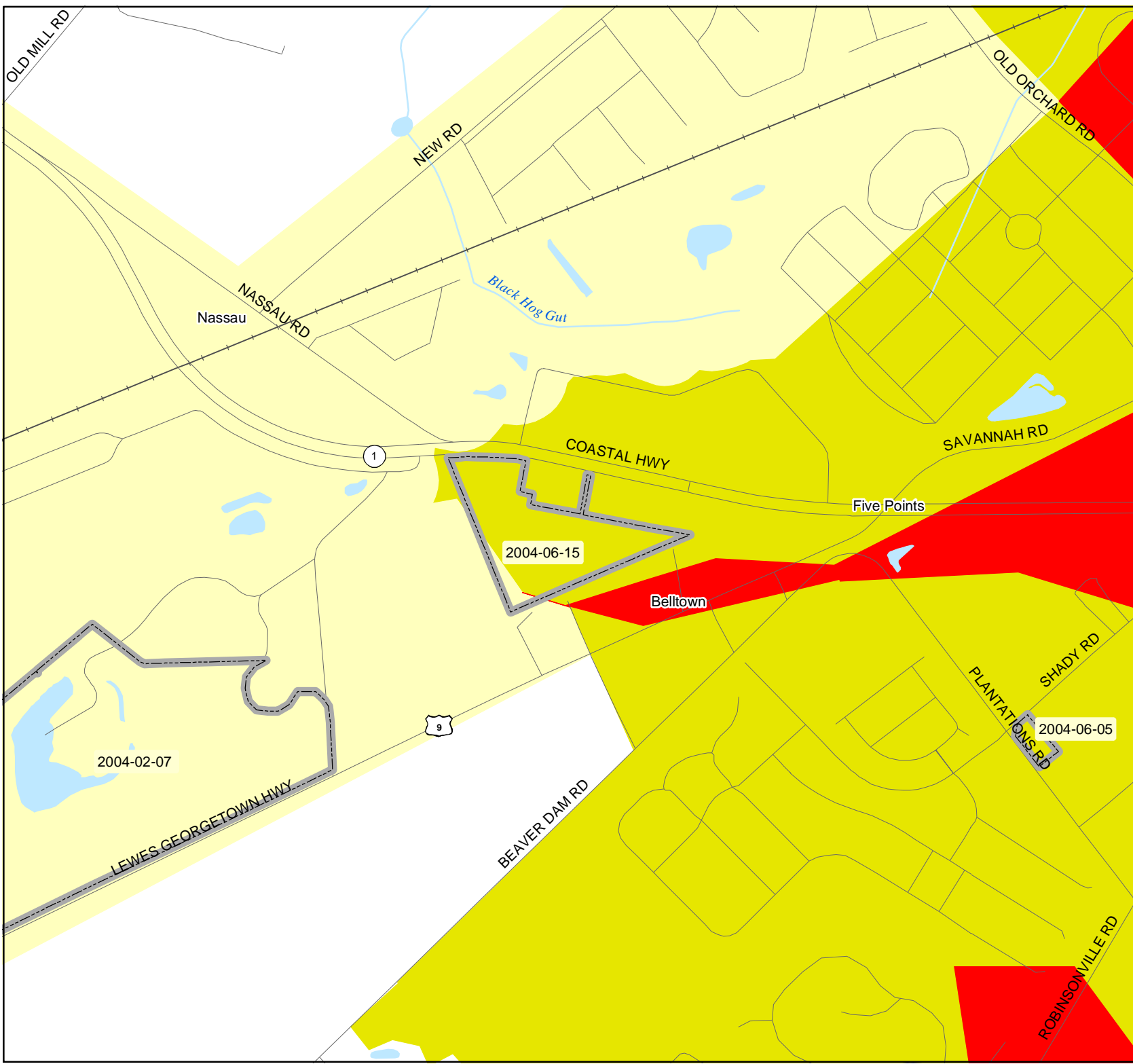
Preliminary Land Use Service (PLUS)

**Holiday Park
2004-06-15**

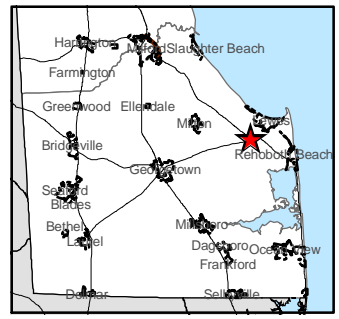
-  Project Area
-  Municipalities
-  Public-Owned
-  Ag District
-  Purchased Dev. Rights

State Strategy Level

-  Community
-  Developing Area
-  Secondary
-  Sensitive Rural



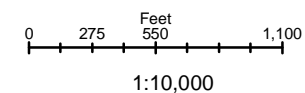
Produced by the Delaware Office of State Planning Coordination.
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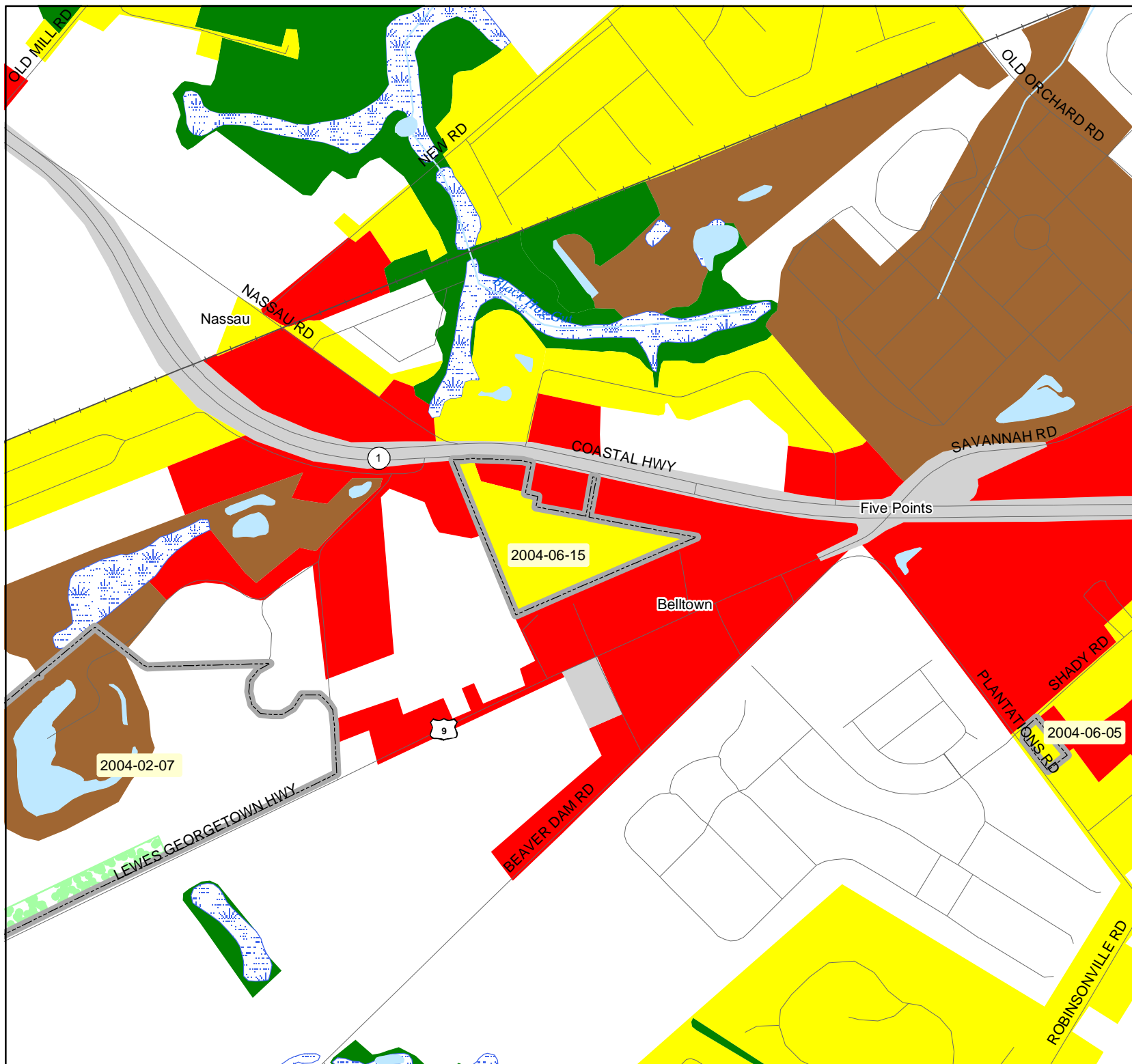
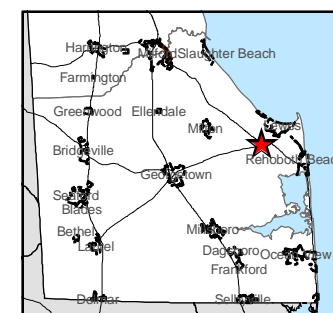
Preliminary Land Use Service (PLUS)

**Holiday Park
2004-06-15**

-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



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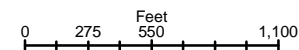


Preliminary Land Use Service (PLUS)

**Holiday Park
2004-06-15**

2002 False-Color
InfraRed Orthophotography

-  Project Area
-  Municipalities



1:10,000



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